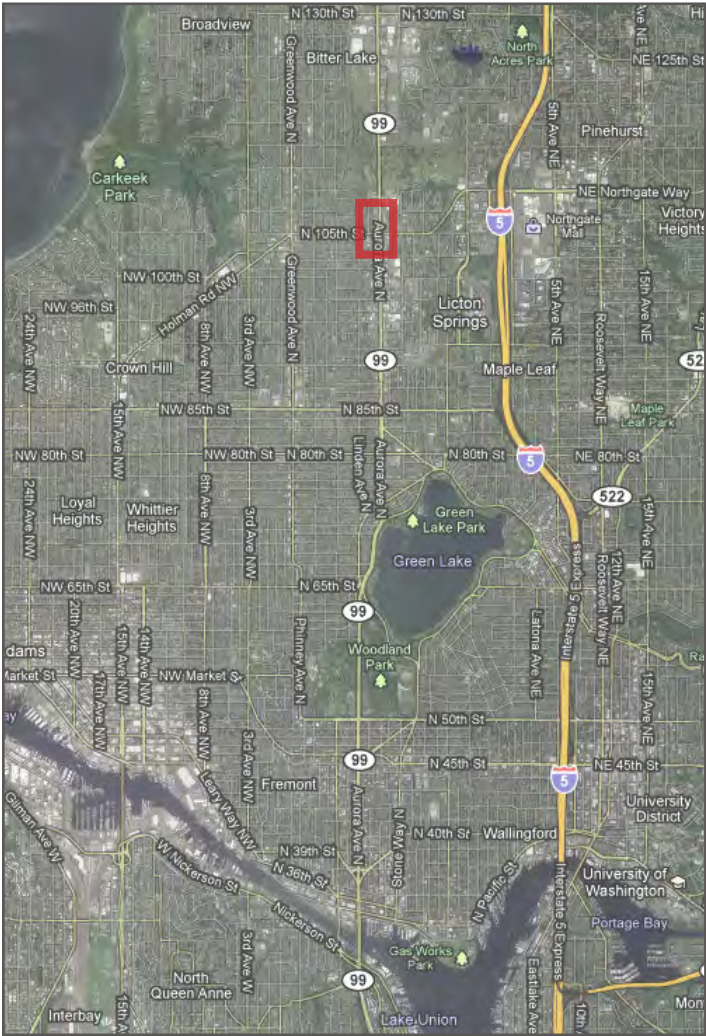


AURORA DESC

10507 Aurora Avenue North
Seattle, WA 98133
Project Number:
3011425



CONTEXT & PROGRAM

- 01 Cover Page
- 02 Development Objectives
- 03 Zoning & Site Opportunities
- 04 Site & Vicinity Photos
- 05 Site & Vicinity Photos
- 06 Site & Vicinity Photos
- 07 Site & Vicinity Photos
- 08 Aurora Analysis
- 09 Aurora Analysis
- 10 Vicinity Axonometric

CONCEPT/APPROACH

- 11 Scheme A - Program
- 12 Scheme A - Pedestrian Views
- 13 Scheme A - Section
- 14 Scheme B - Program
- 15 Scheme B - Pedestrian Views
- 16 Scheme B - Section
- 17 Scheme C - Program
- 18 Scheme C - Pedestrian Views
- 19 Scheme C - Section
- 20 Scheme Comparison

NEXT STEPS

- 21 Representative Projects
- 22 Landscape
- 23 Color Scheme Exploration
- 24 Program Aesthetic Exploration



SMR ARCHITECTS
911 Western Ave, #200
Seattle, WA 98104

Scott Starr, Architect
206.623.1104



DESC
opening doors to end homelessness

DEVELOPMENT OBJECTIVES:

The applicant wishes to build a new four story mixed-use building on the site at 10507 Aurora Avenue North. The building will contain 87 residential apartment units on the top three floors. The ground floor will contain approximately 5,000 square feet of retail and administrative office space on Aurora Avenue. Common residential space, mechanical space and parking will be located on the ground floor facing the alley. A small basement will contain additional mechanical space.

The building will contain approximately 60,000 s.f. of space, including mechanical and parking space.

The existing structures on the site will be removed.

ZONING / SITE INFORMATION:

Property Address:	10507 Aurora Avenue North
Lot Numbers:	#2291400310
Lot Area:	19,976 s.f.
Zone:	C1-40
Arterial:	Yes
Urban Village:	Aurora-Licton Springs
Pedestrian Overlay:	No
Critical Areas:	None

SMC 23.47A.004 Permitted and Prohibited Uses

Uses Permitted Per Table A: Restaurant, Office up to 19,976 s.f. (1 FAR), Retail Sales and services, Residential Uses.

SMC 23.47A.005 Street Level uses

Residential uses may not exceed, in the aggregate, 20 percent of the street-level street facing façade.

Total street facing façade = 172'-0".

172 x .20 = 34.4 feet of residential frontage, 137.6 feet of non-residential frontage.

SMC 23.47A.008 Street-level Development Standards

Blank Facades may not exceed 20 feet.

Total of all blank façade segments may not exceed 40 percent of the width of the façade.

172 x .40 = 68.8 feet of blank façade.

Street level facades shall be within 10 feet of the street lot line.

Nonresidential uses shall extend an average of at least 30 feet in depth from the street-level street-facing facade. Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.

137.6 feet x 30 feet depth = 4,128 s.f. of nonresidential use.

SMC 23.47A.012 Structure height

The height limit for structures is 40 feet

The height of a structure may exceed the otherwise applicable limit by up to 4 feet.

SMC 23.47A.013 Floor area ratio

Maximum Floor Area Ratio (FAR) permitted is 3.25.

3.25 x 19,976 s.f. lot area = 64,922 s.f.

SMC 23.47A.014 Setback requirements

Rear Setback: Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet.

SMC 23.47A.016 Landscaping and screening standards.

Landscaping that achieves a Green Factor score of .30 or greater.

Street trees are required

SMC 23.47A.024 Residential Amenity Areas.

Residential amenity areas are required in an amount equal to five (5) percent of the total gross floor area in residential use.

44,396 s.f. (levels 2-4 plus common space on Level 1) x .05 = 2,220 s.f. of amenity space.

Residential amenity areas may not be enclosed.

SMC 23.47A.032 Parking location and access

In C zones access to parking shall be from the alley.

SMC 23.54.015 Required parking

Sales and service, general: 1 space per 500 s.f.
Office: 1 space per 1,000 s.f.
Low income disabled multifamily residential uses: 1 space per 4 units.

No parking is required for the first one thousand five hundred (1,500) square feet of each business establishment.

Parking Calculations:

Residential: 87 Units x .25 = 21.75 spaces

Retail: 2,249 s.f. – 1,500 s.f. / 500 = 749 s.f. / 500 = 1.5 parking spaces.

Administrative Office: 2,451 s.f. – 1,500 s.f. / 1,000 s.f. = 951 s.f. / 1000 = .951 parking spaces.

Parking required before reductions = 21.75 + 1.5 + .951 = 24.201 (24)

SMC 23.54.020 Parking Quantity Exceptions

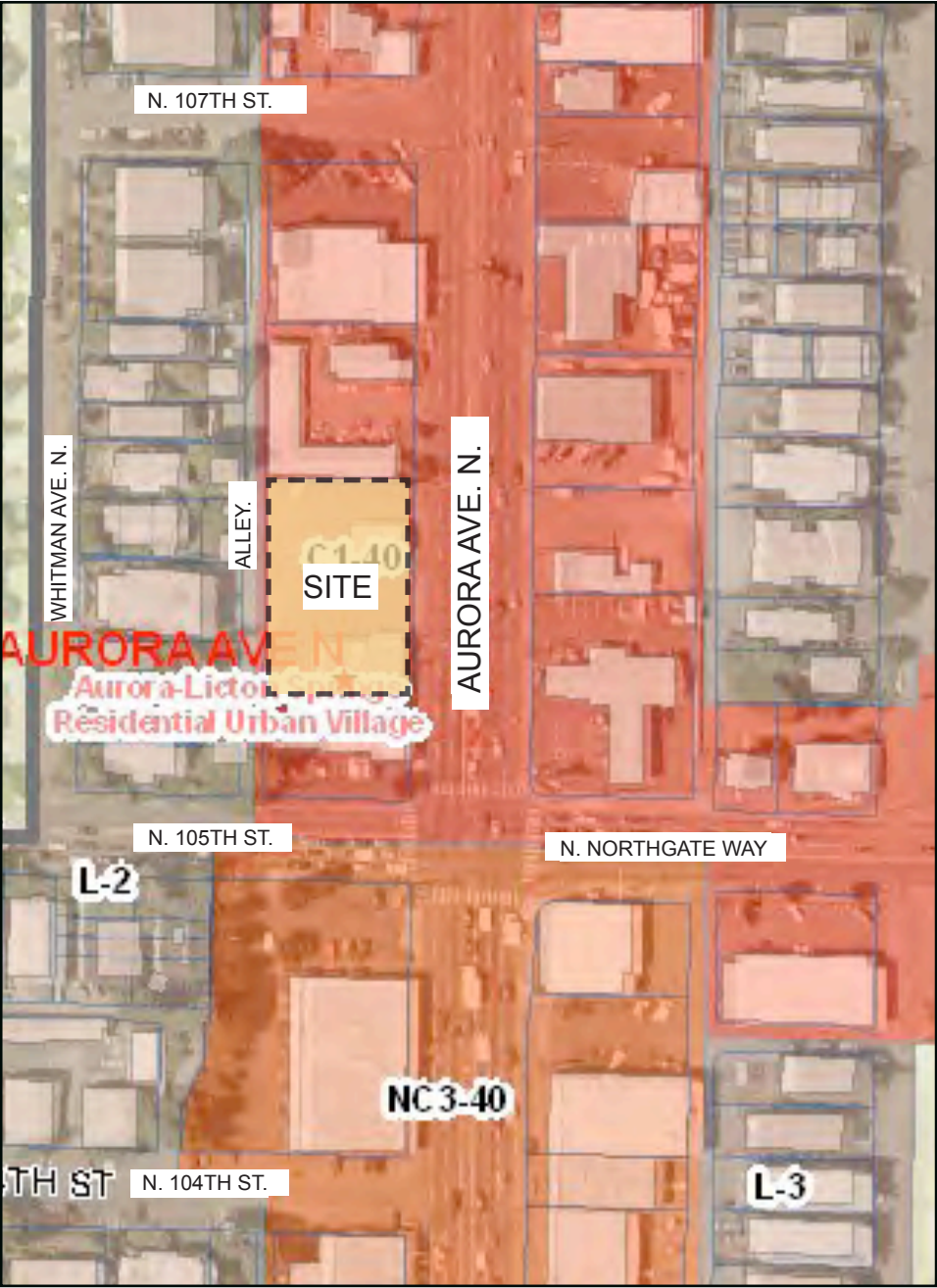
20% Transit reductions is allowed on this site.

20% Parking reduction = 24 spaces – (24 x .20) = 19.2 spaces.



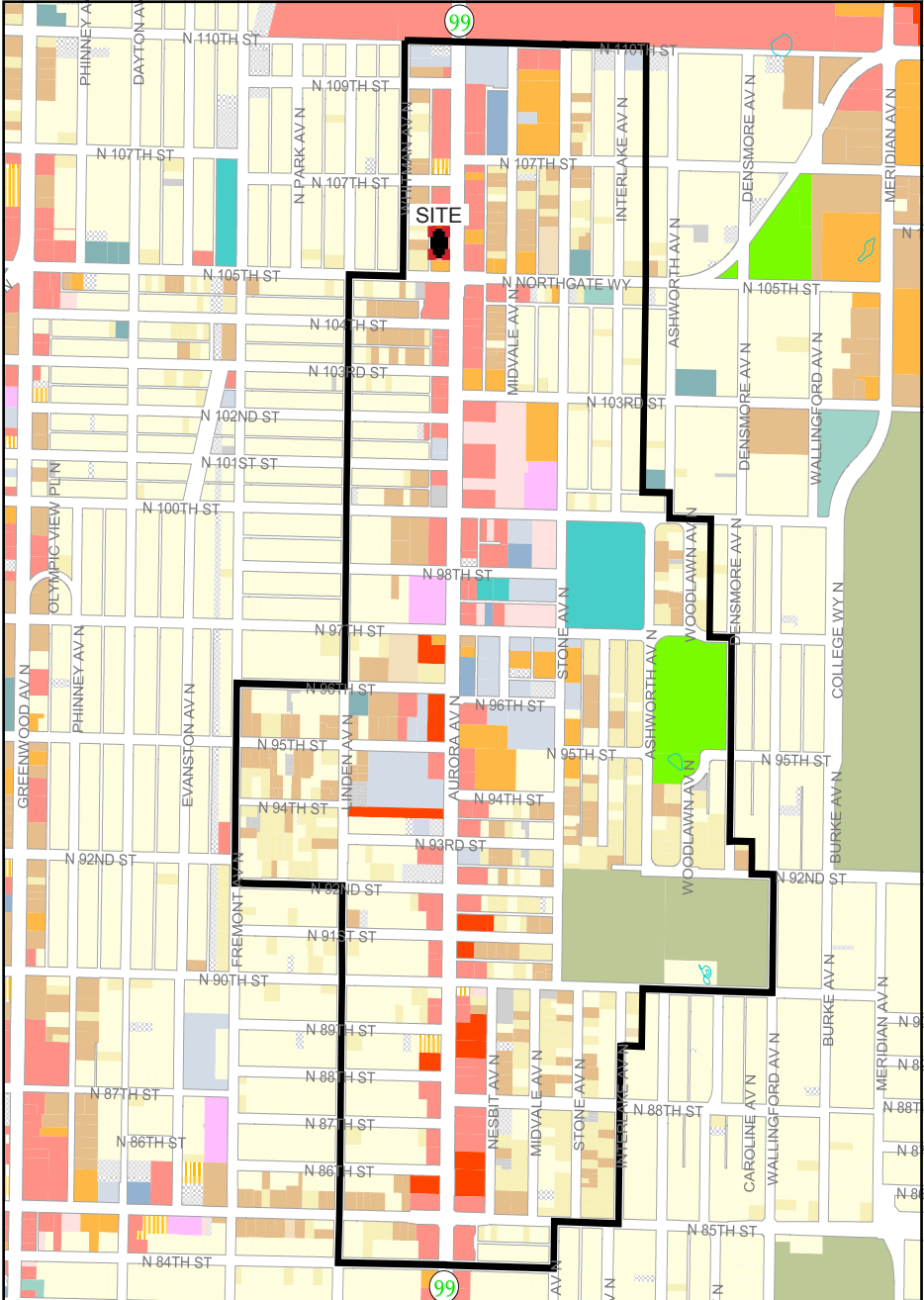
AURORA DESC

ZONING MAP



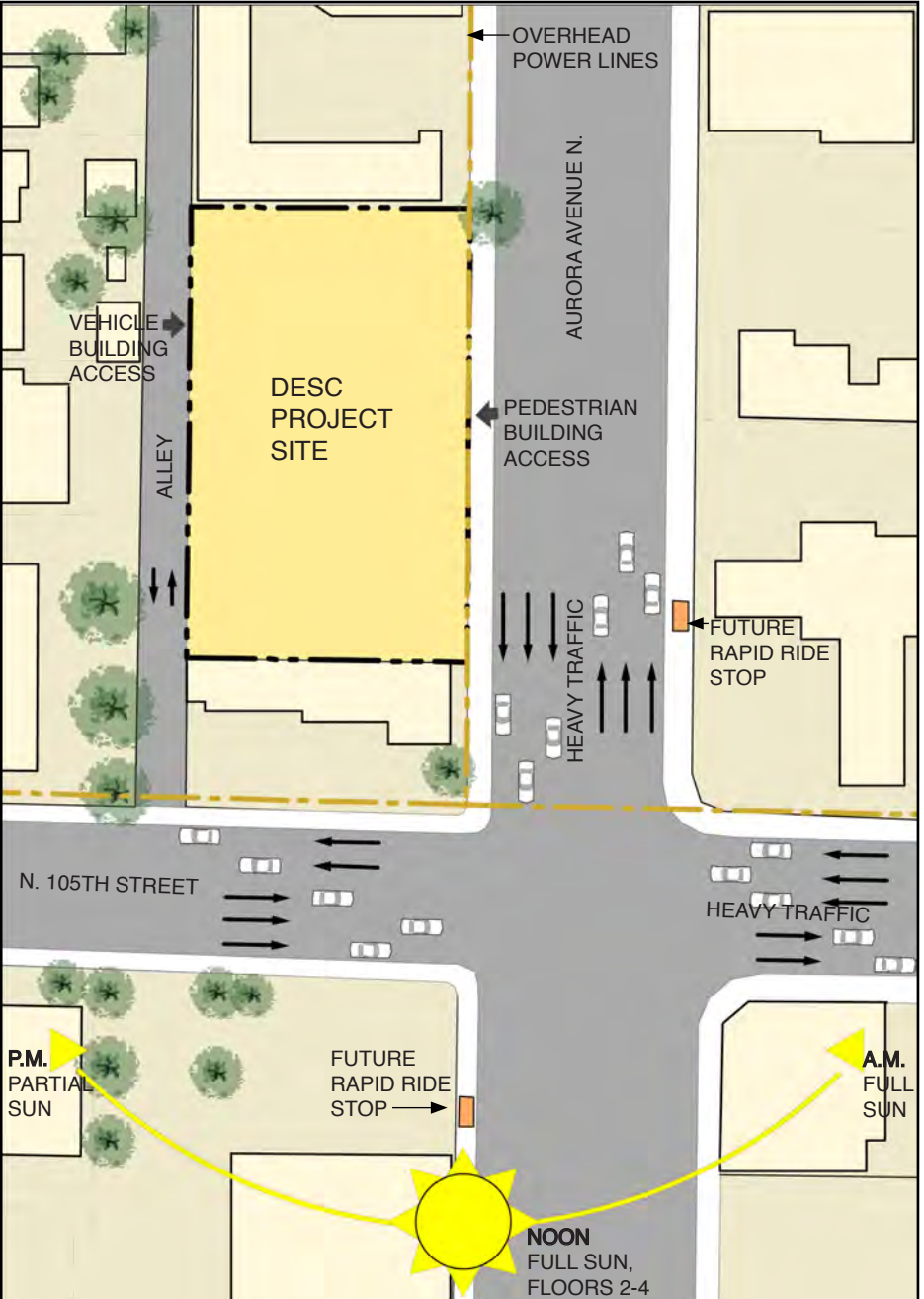
- | | |
|--------|-------------------------|
| C1-40 | L-3 (LOW-RISE 3) |
| NC3-40 | L-2 (LOW-RISE 2) |
| | SF-5000 (SINGLE-FAMILY) |

AMENITIES MAP



- | | |
|----------------|------------------------|
| ENTERTAINMENT | INDUSTRIAL |
| RETAIL/SERVICE | WAREHOUSE |
| HOTEL/MOTEL | SCHOOLS |
| OFFICE | OPEN SPACE |
| PARKING | TRANSPORTATION/UTILITY |

OPPORTUNITIES MAP



AURORA DESC

STREET ELEVATION - AURORA AVENUE N. LOOKING EAST FROM SITE



STREET ELEVATION - AURORA AVENUE N. LOOKING WEST TO SITE



DESC PROJECT SITE

AURORA DESC

CLOSE-UP SITE ELEVATION - AURORA AVENUE N. LOOKING WEST TO SITE (CINDY'S PARKING LOT)



AURORA DESC



A



B



C



E



F



G

AURORA DESC

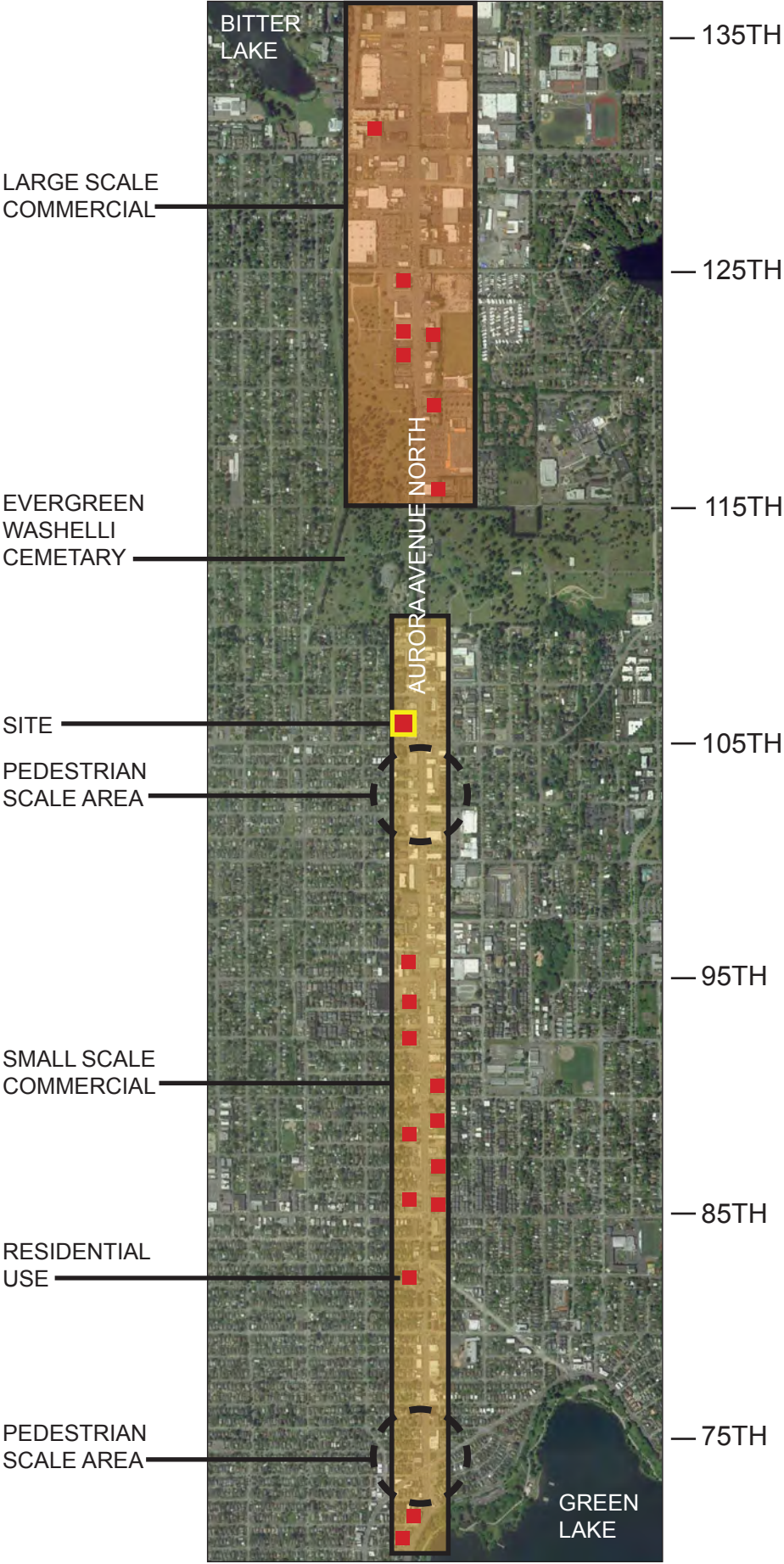


D

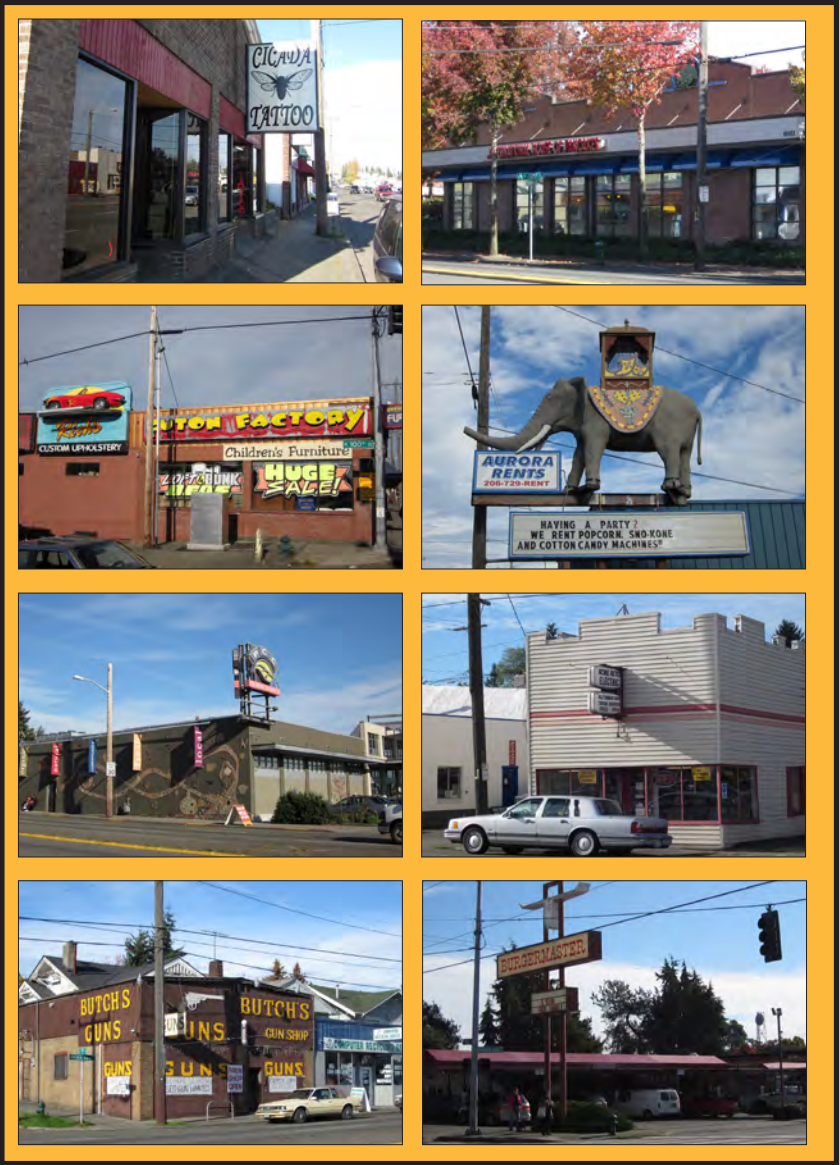


H

AURORA DESC



LARGE SCALE COMMERCIAL PROPERTIES

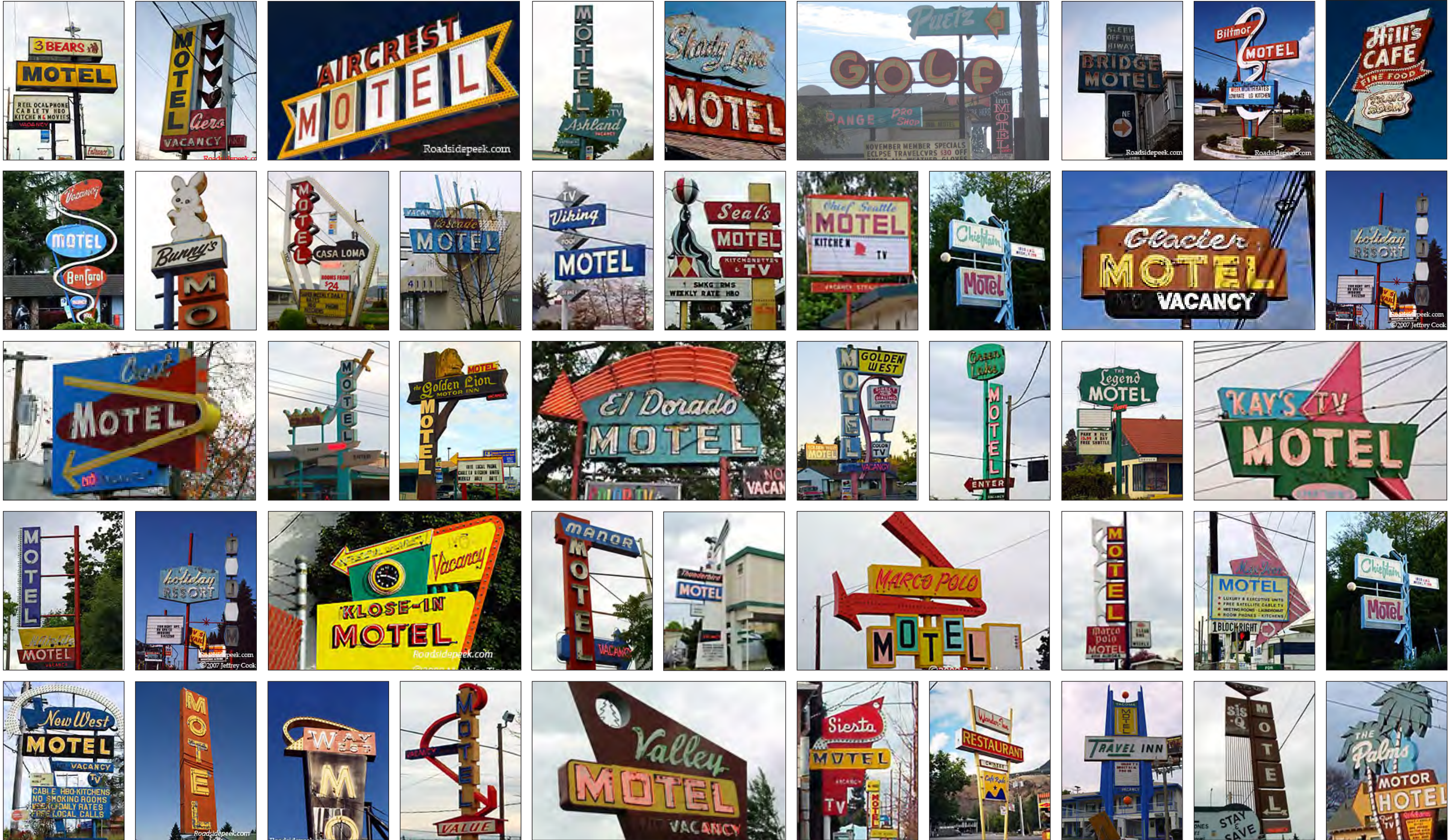


SMALL SCALE COMMERCIAL PROPERTIES



SHORT & LONG TERM RESIDENTIAL USE ON AURORA


AURORA DESC



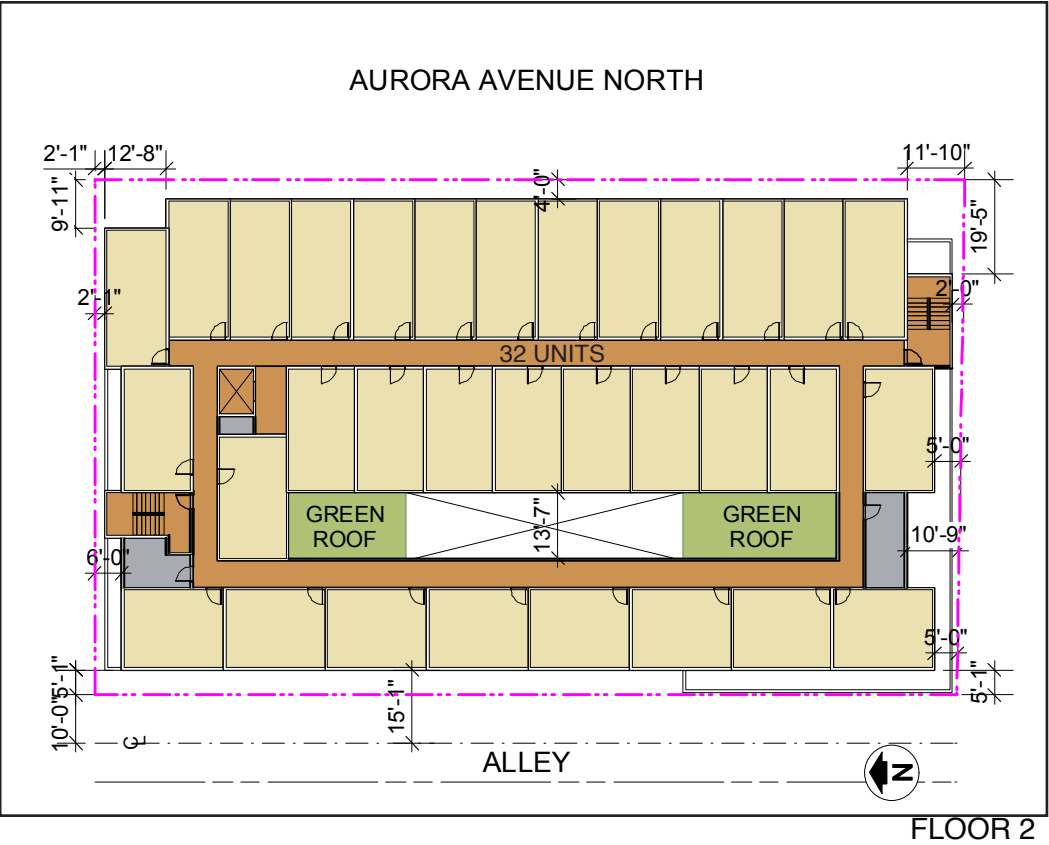
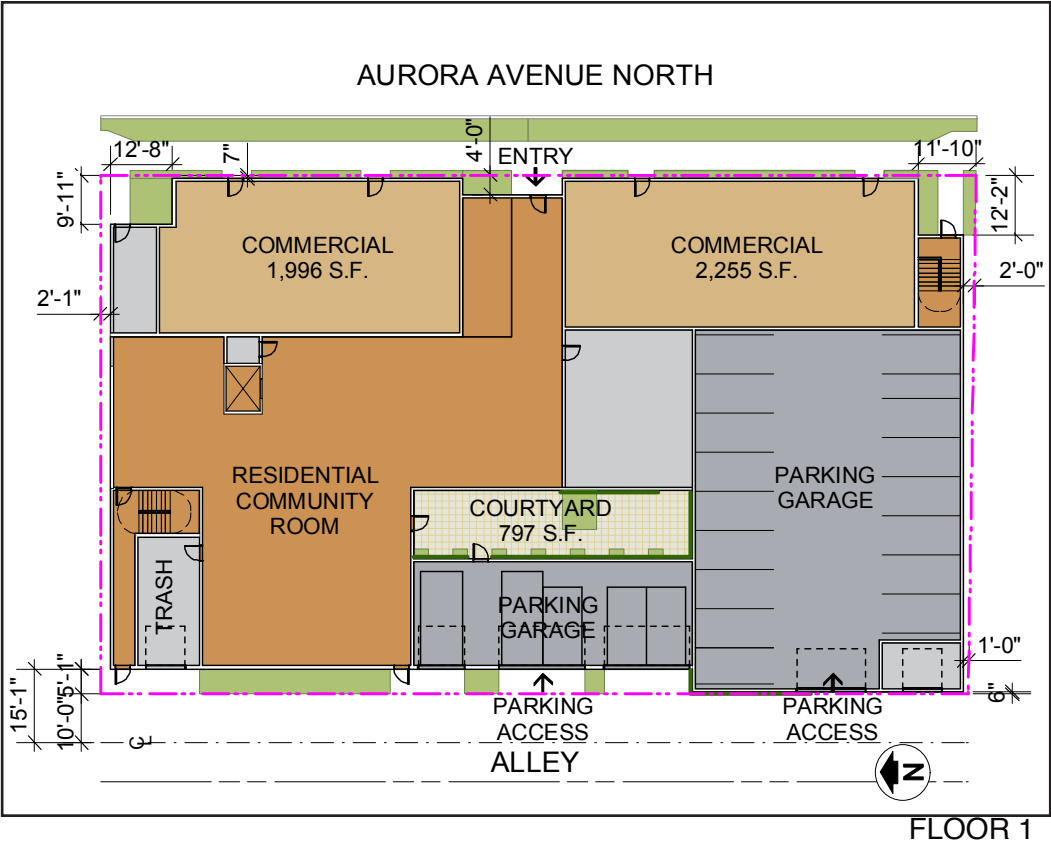
AURORA DESC



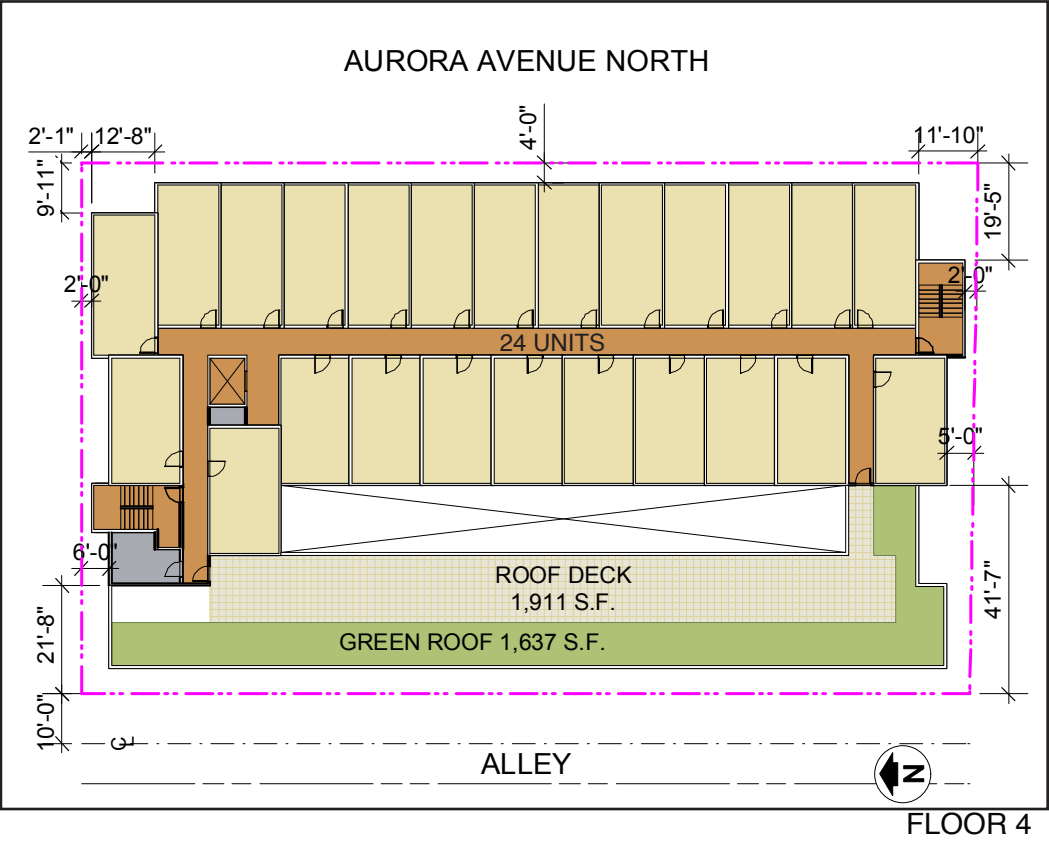
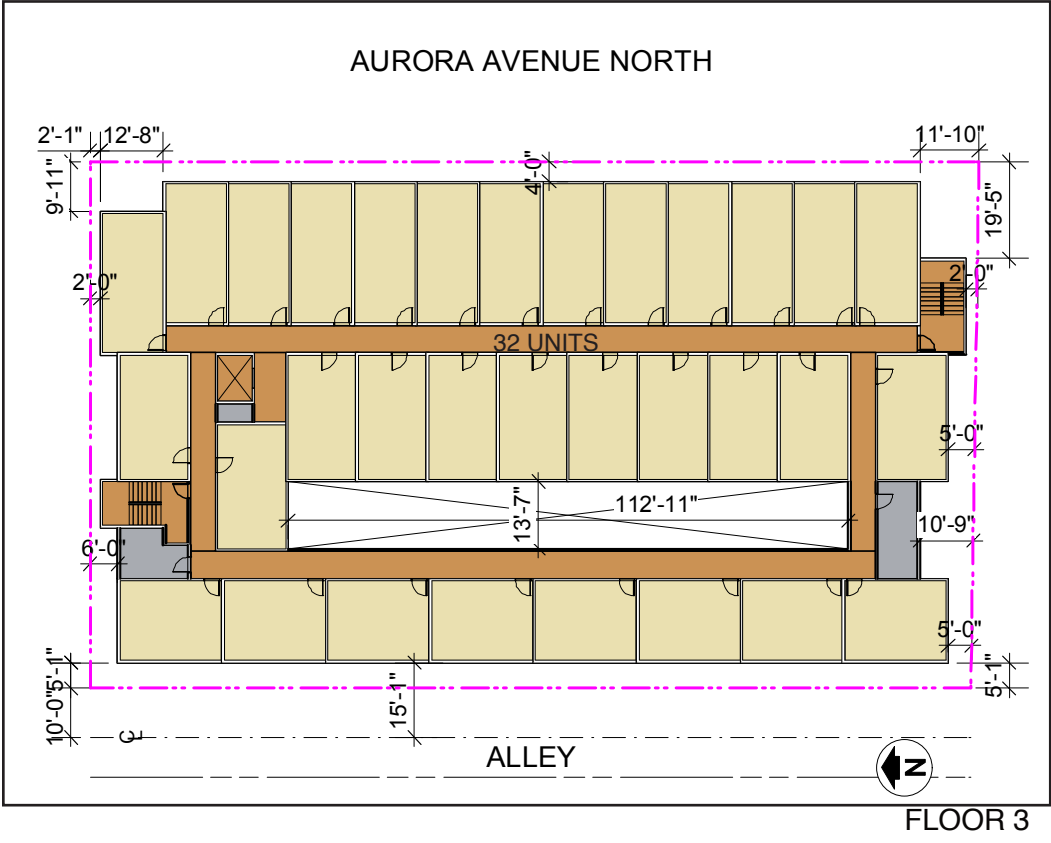
CURRENT BUILDING USE

-  SITE
-  OFFICE
-  COMMERCIAL
-  SINGLE-FAMILY RESIDENTIAL
-  TOWNHOME
-  MULTI-FAMILY RESIDENTIAL

AURORA DESC



- BUILDING PROGRAM**
- RESIDENTIAL UNITS
 - ENTRY AREA/COMMUNITY ROOM/CIRCULATION
 - COMMERCIAL AREA
 - PARKING GARAGE
 - PLANTING AREA



AURORA DESC



EAST ALLEY VIEW



SOUTHWEST ALLEY VIEW



NORTHWEST ALLEY VIEW



SOUTH VIEW



NORTHEAST VIEW



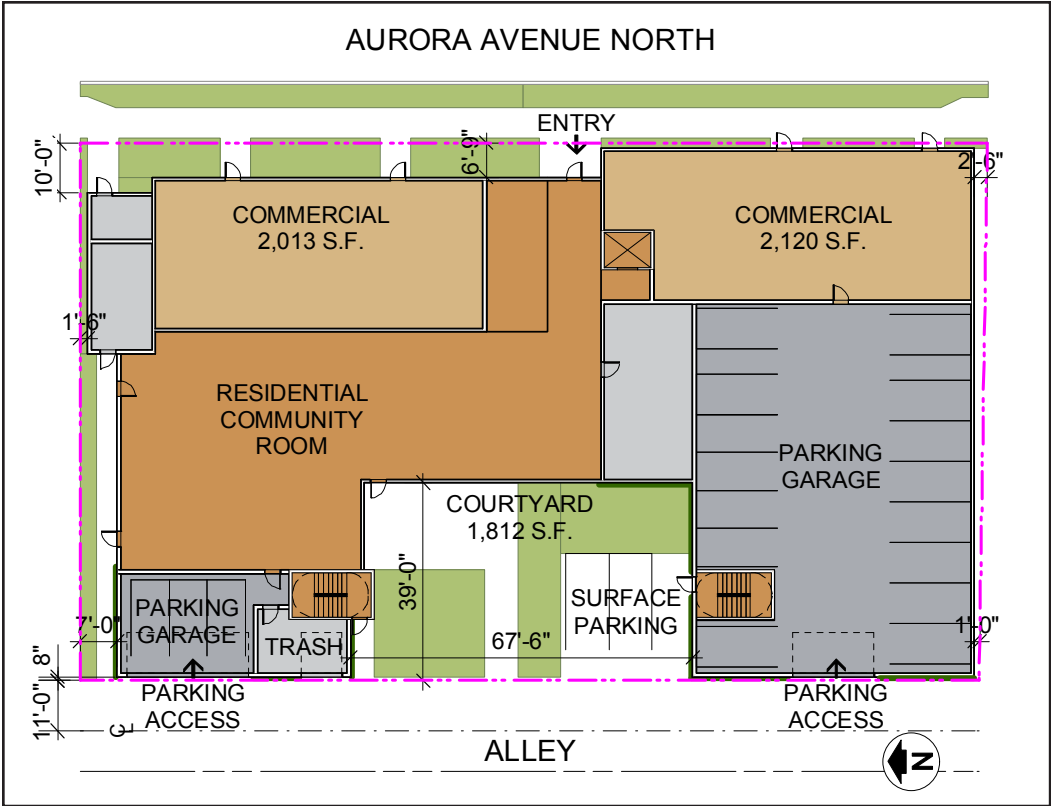
SOUTHEAST STREET VIEW

AURORA DESC

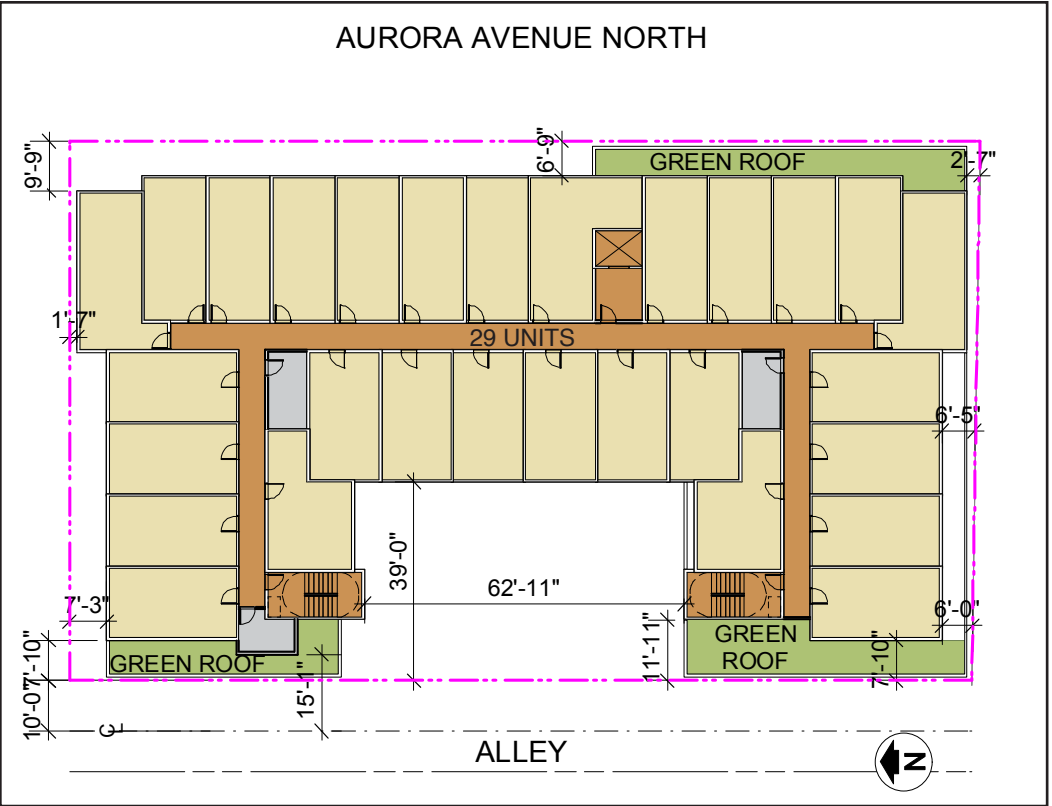


EAST/WEST SECTION LOOKING NORTH

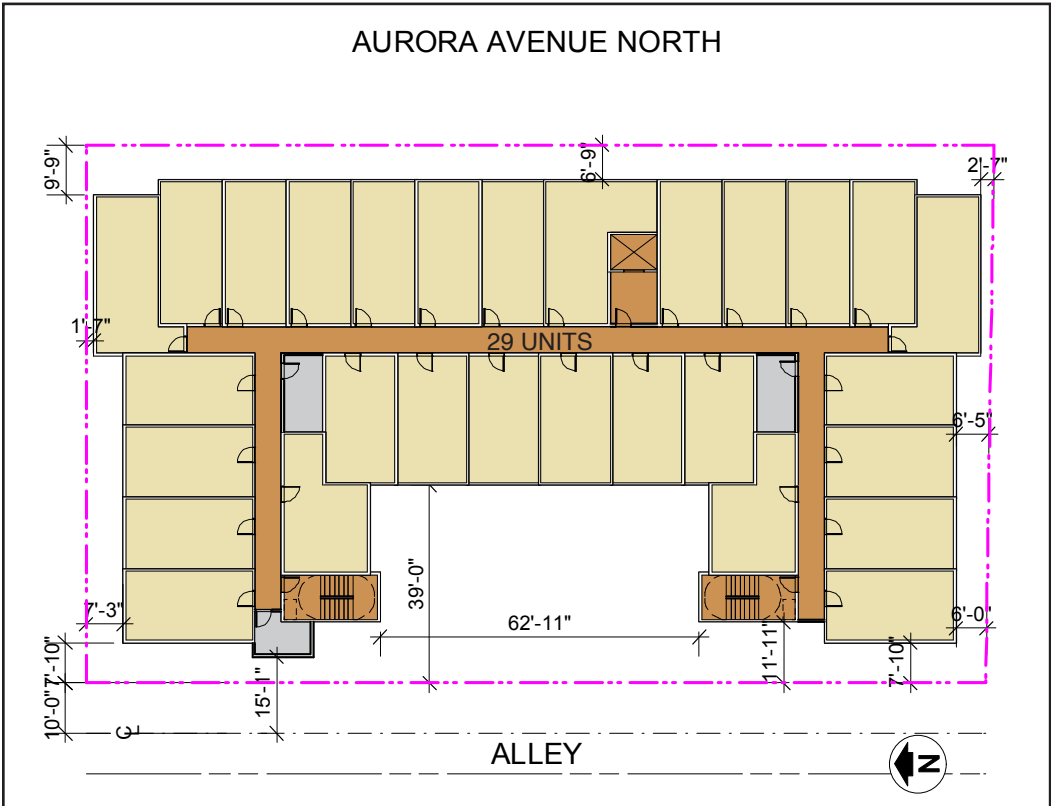
AURORA DESC



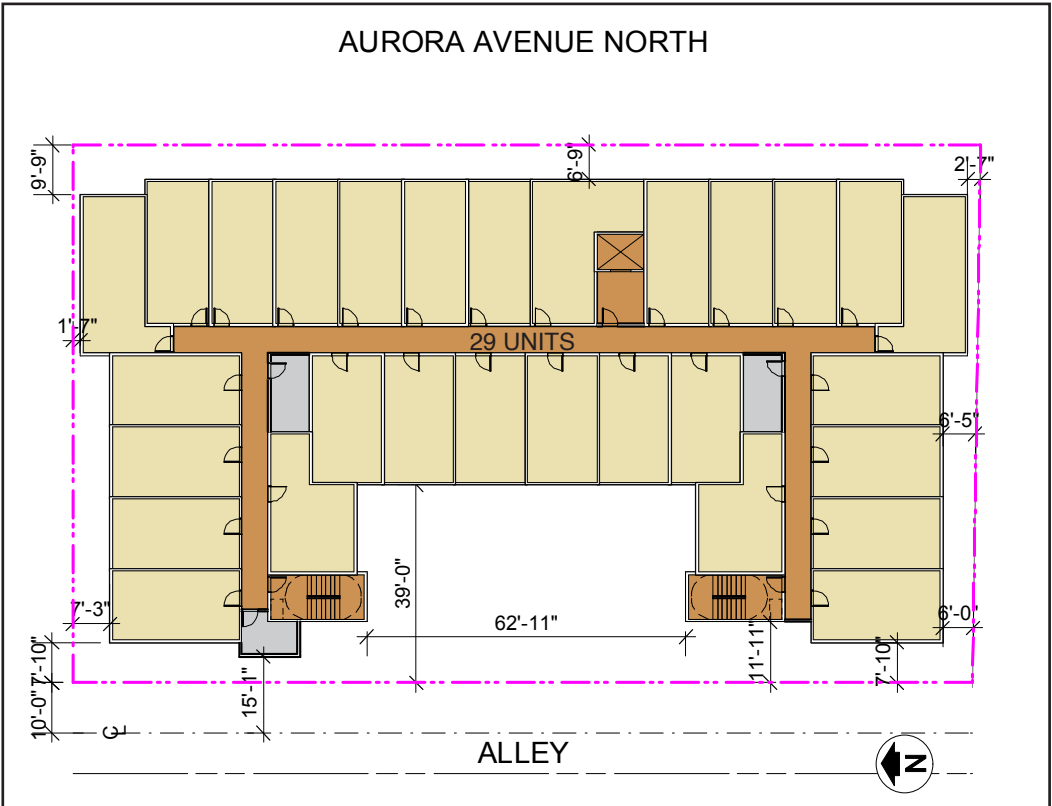
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

BUILDING PROGRAM

- RESIDENTIAL UNITS
- ENTRY AREA/COMMUNITY ROOM/CIRCULATION
- COMMERCIAL AREA
- PARKING GARAGE
- STORAGE
- PLANTING AREA

AURORA DESC



EAST ALLEY VIEW



SOUTHWEST ALLEY VIEW



NORTHWEST ALLEY VIEW



SOUTH VIEW



NORTHEAST VIEW



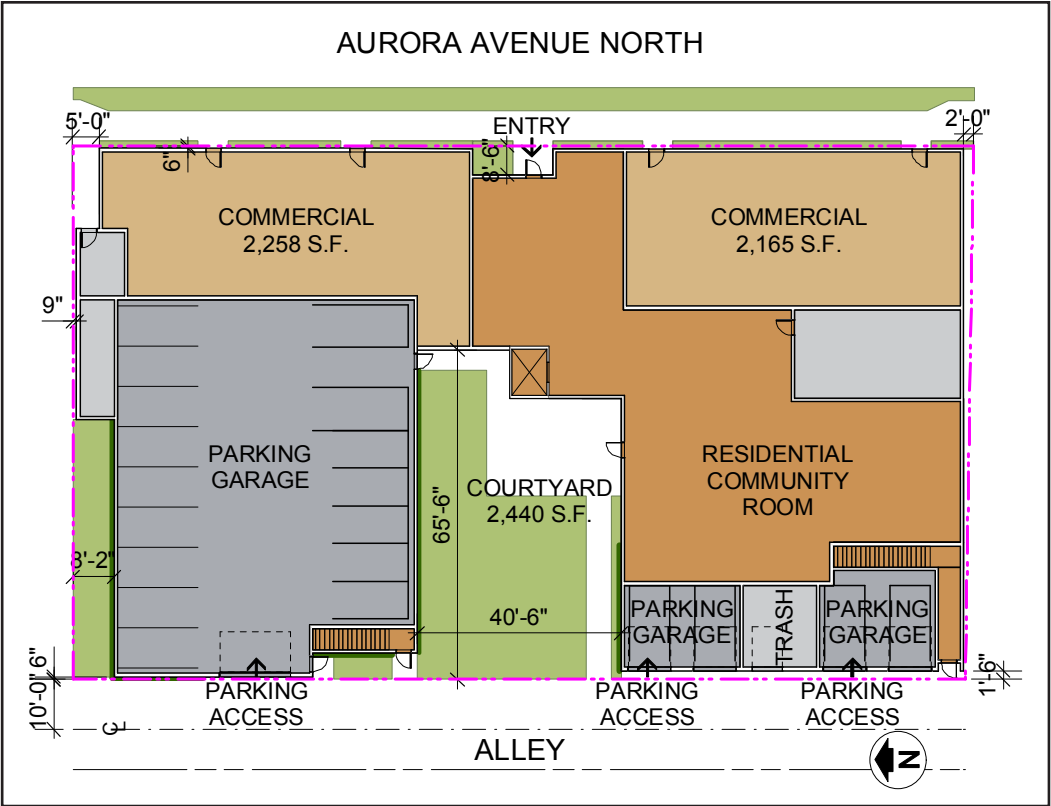
SOUTHEAST STREET VIEW

AURORA DESC

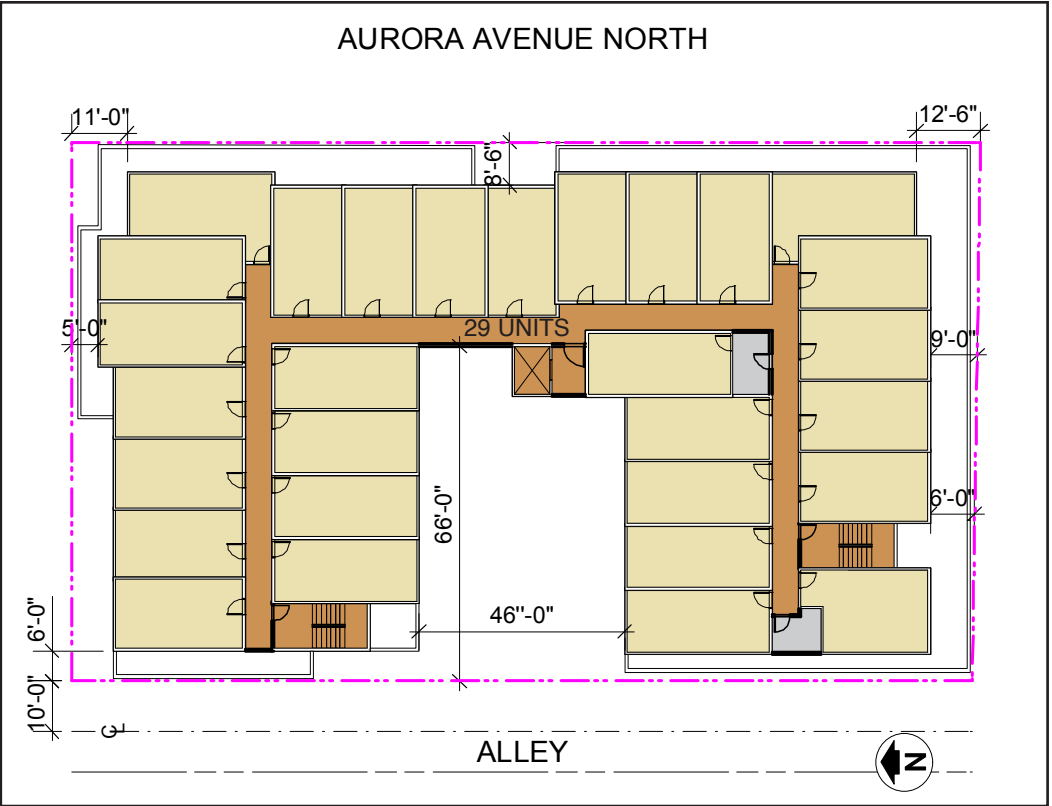


EAST/WEST SECTION LOOKING NORTH

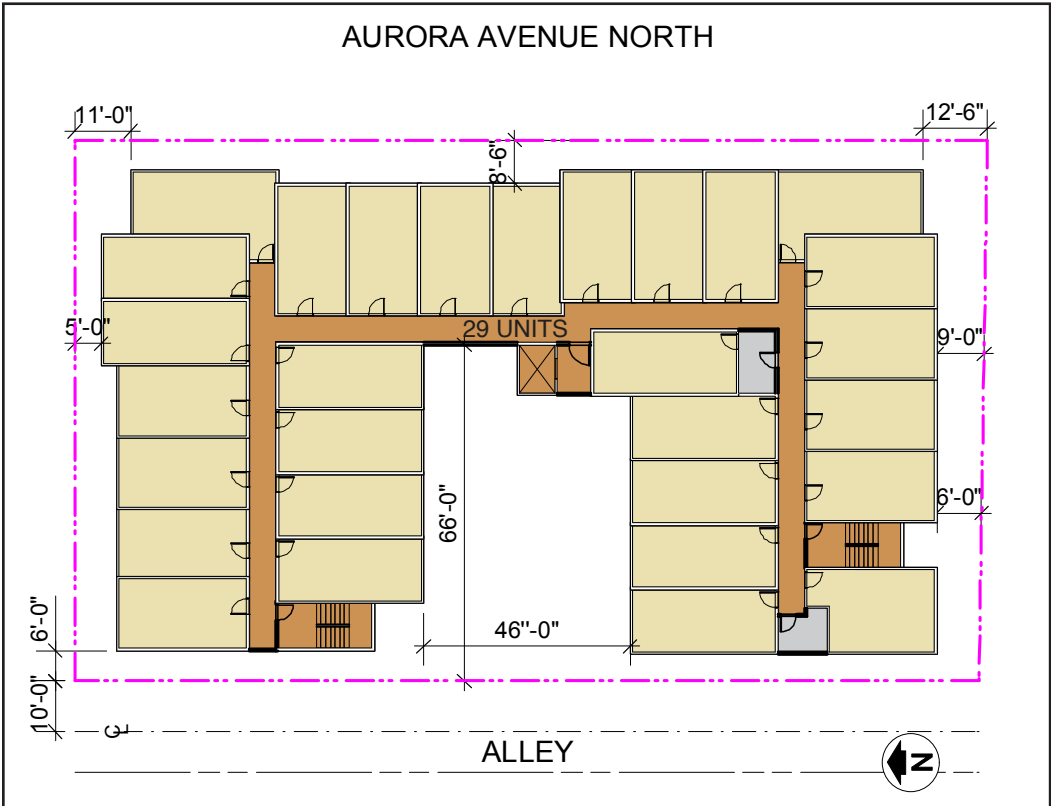
AURORA DESC



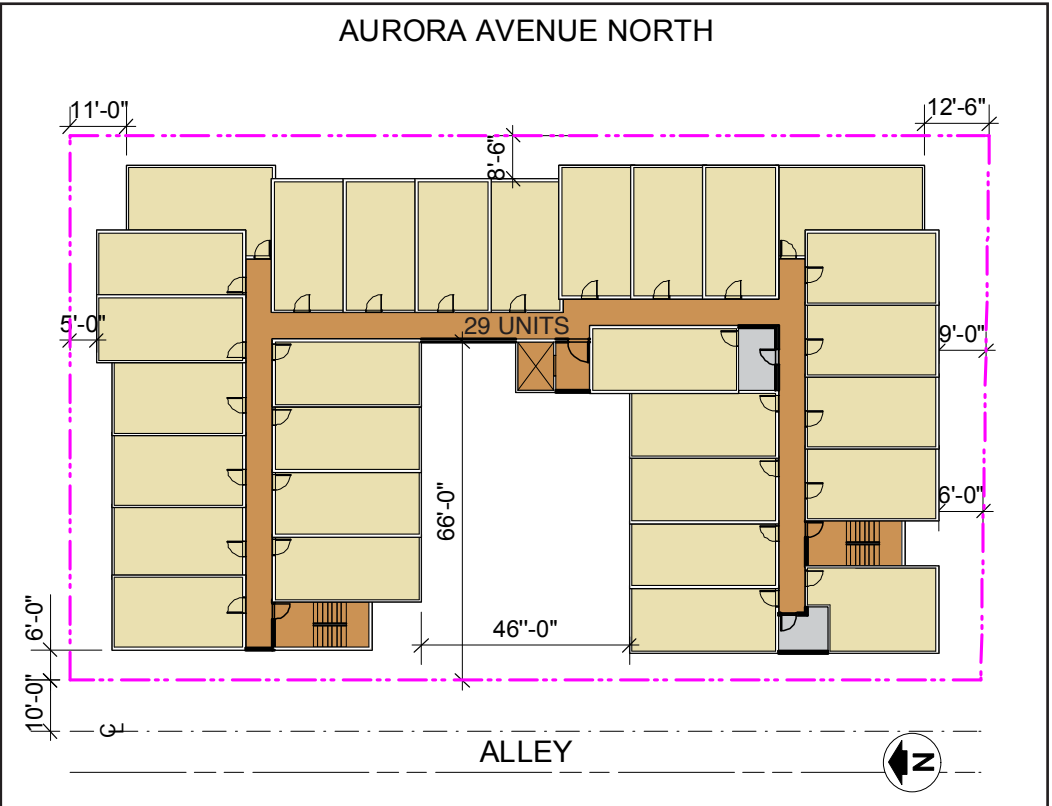
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

BUILDING PROGRAM

- RESIDENTIAL UNITS
- ENTRY AREA/COMMUNITY ROOM/CIRCULATION
- COMMERCIAL AREA
- PARKING GARAGE
- STORAGE
- PLANTING AREA

AURORA DESC



EAST ALLEY VIEW



SOUTHWEST ALLEY VIEW



NORTHWEST ALLEY VIEW



SOUTH VIEW



NORTHEAST VIEW



SOUTHEAST STREET VIEW

AURORA DESC

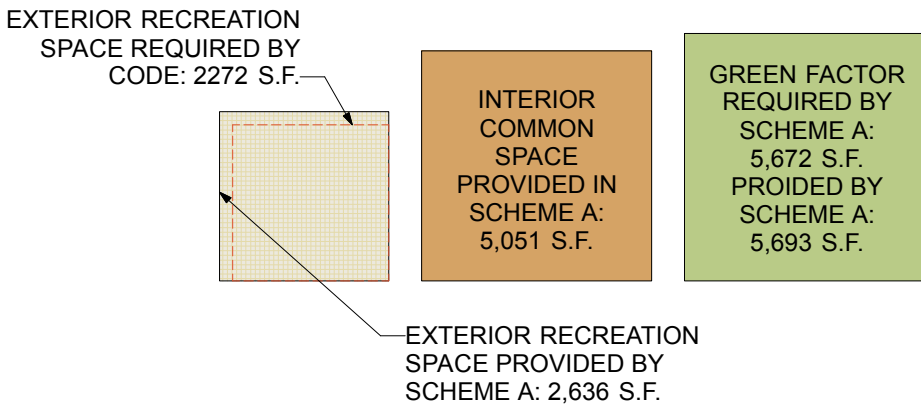


EAST/WEST SECTION LOOKING NORTH

AURORA DESC

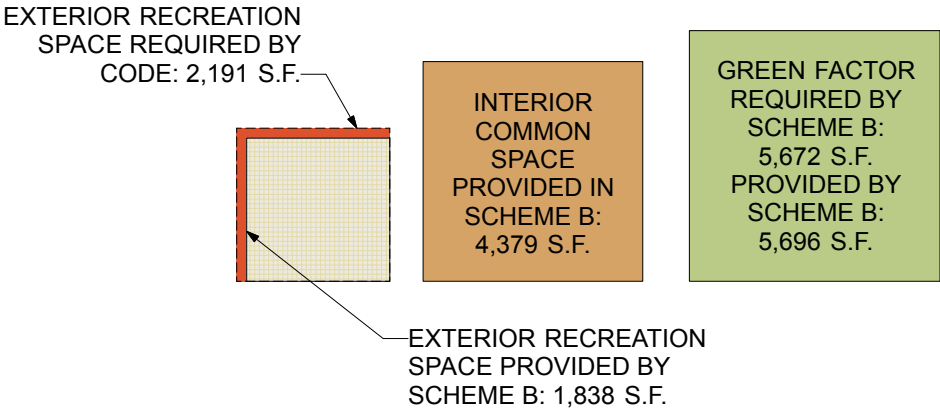
SCHEME A

DESIGN DEPARTURE: NONE.



SCHEME B

DESIGN DEPARTURE: REDUCE RECREATIONAL SPACE.

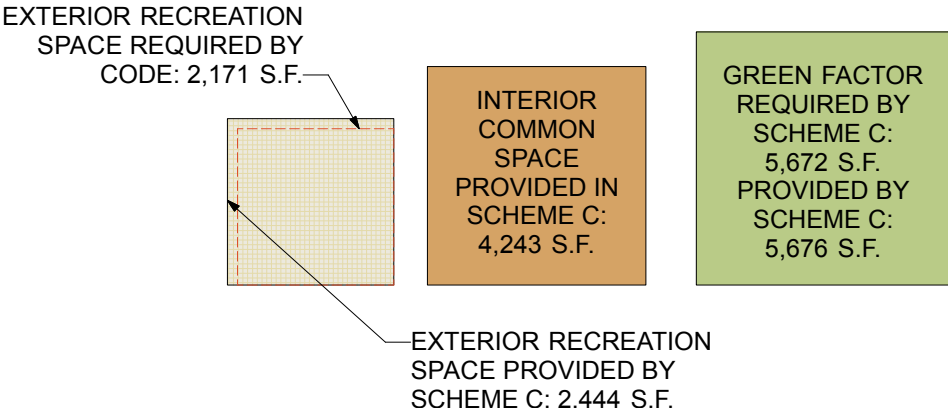


DEPARTURE BENEFITS:

1. ELIMINATE SMALL ROOF DECK.
2. LOWERS HEIGHT OF ELEVATOR OVERRUN BY 10 FEET.
3. ELIMINATES ONE STAIR TOWER AT ROOF LEVEL.

SCHEME C

DESIGN DEPARTURE: NONE.



AXONOMETRIC PROGRAM MASSING



AXONOMETRIC PROGRAM MASSING



AXONOMETRIC PROGRAM MASSING



AURORA DESC



KERNER SCOTT HOUSE
510 Minor Avenue
Seattle, WA
DESC



CANADAY HOUSE
424 Minor Avenue North
Seattle, WA
DESC



RAINIER HOUSE
5270 Rainier Avenue
Seattle, WA
DESC

AURORA DESC



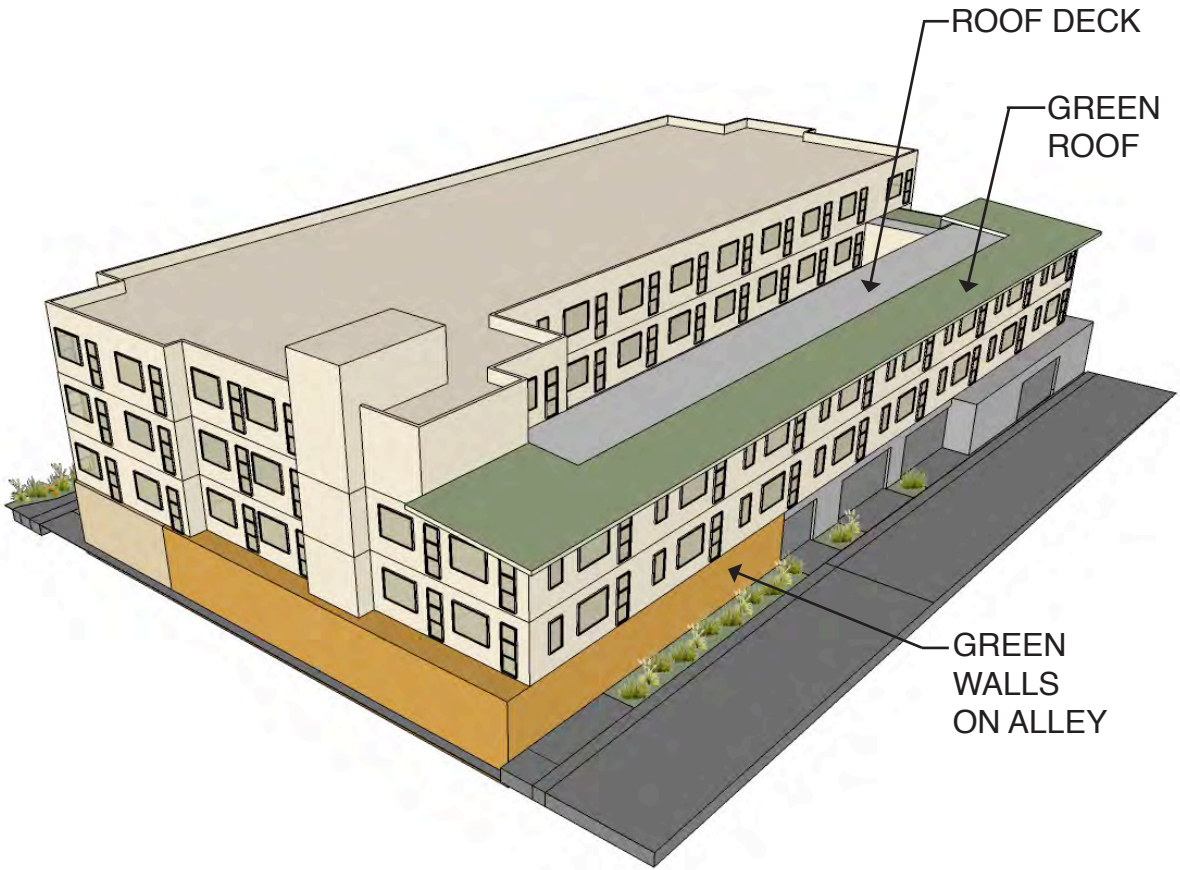
GREEN ROOFS WITH COLORFUL DROUGHT TOLERANT PLANTS. SLOPED GREEN ROOFS MAY BE VISIBLE BY NEIGHBORS.



COURYARDS AND ROOF DECKS WITH FURNITURE AND LANDSCAPING.

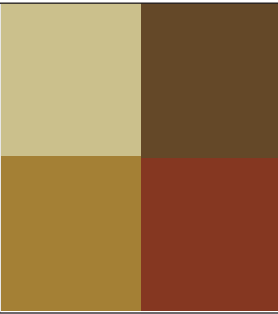


GREEN WALLS LOCATED AT ALLEY AND SIDE YARDS TO COVER BLANK WALLS.

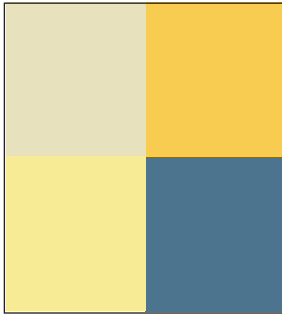
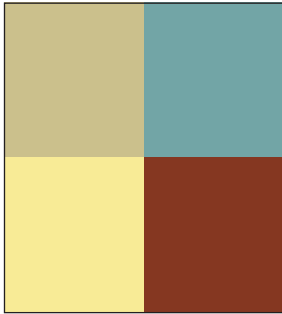


AXON OF SCHEME A

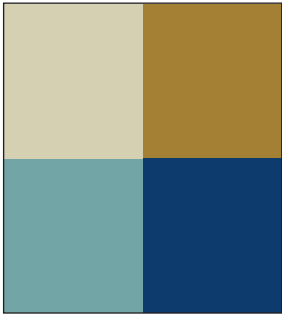
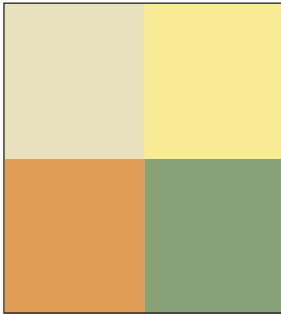
AURORA DESC



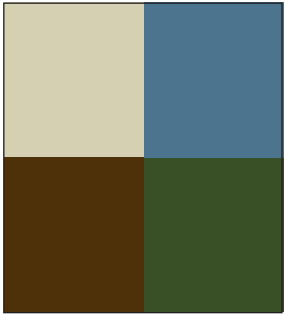
WARM SCHEMES



BRIGHT SCHEMES



COOL SCHEMES



“GOOGIE” SIGNAGE COLORS

AURORA DESC

COMMERCIAL AESTHETIC



HISTORIC EXAMPLE OF BRIGHT, BOLD COMMERCIAL SIGNAGE ON AURORA



COMMERCIAL AESTHETIC WITH BOLD, PLANAR MATERIALS SUCH AS METAL SIDING & CONCRETE



BRIGHT, VIBRANT COLOR PALETTE

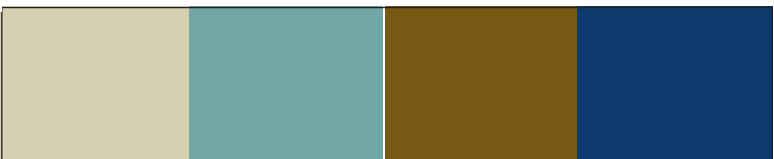
RESIDENTIAL AESTHETIC



HISTORIC EXAMPLE OF HIGH DENSITY RESIDENTIAL "MEWS" ON ALLEY



CONTEMPORARY "MEWS" INSPIRED AESTHETIC WITH SUBDUED COLORS, MATERIALS & GREENERY



SOFT, CALM COLOR PALETTE

